

Southside Traditional Neighborhood Plan

Greensboro, North Carolina

Prepared by:

**The Greensboro Department of Housing and Community
Development**

with the assistance of Teska Associates, Inc.

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Introduction

The *Southside Traditional Neighborhood Plan* is somewhat different than what is otherwise anticipated for the new Traditional Neighborhood District. In a unique situation, a plan for the Southside neighborhood has previously been developed with the community, recommended by both the Redevelopment Commission and Planning Board and adopted by City Council in September 1995. The *Southside Traditional Neighborhood Plan*, a prelude to rezoning the area for the new TN district is a tool being used by the department of Housing and Community Development to implement the original *Southside Development Plan*.

The Southside TN Plan presented in this document addresses the development objectives contained in the original plan that included re-establishing the Southside neighborhood as a viable mixed use community, preserving the historic character of the area, enhancing that historic character by encouraging complimentary styles for new development, and blending with the surrounding area.

These objectives will be achieved through a combination of rehabilitation of the existing housing stock, the introduction of new single family and multi-family development and the possible development of complimentary neighborhood retail/office space. Supplementing this development activity will be the construction of a neighborhood gateway treatment and streetscape elements throughout the neighborhood.

In addition to *The Southside Traditional Neighborhood Plan*, the *Southside Development Plan* and streetscape designs are offered as supplemental elements of this plan to provide more context and background material for this area.

Update: Since the adoption of the Southside Traditional Neighborhood Plan, the City of Greensboro has selected a Developer of Record and has been working closely with them on refinements to the development for the Southside community. The amendments reflected in this edition of the Southside TN Plan address those items and concepts such as live-work units and mixing in commercial uses on the west side of Martin Luther King Jr. Drive, that have evolved since the first plan.

**BOUNDARY OF SOUTHSIDE
TRADITIONAL NEIGHBORHOOD**

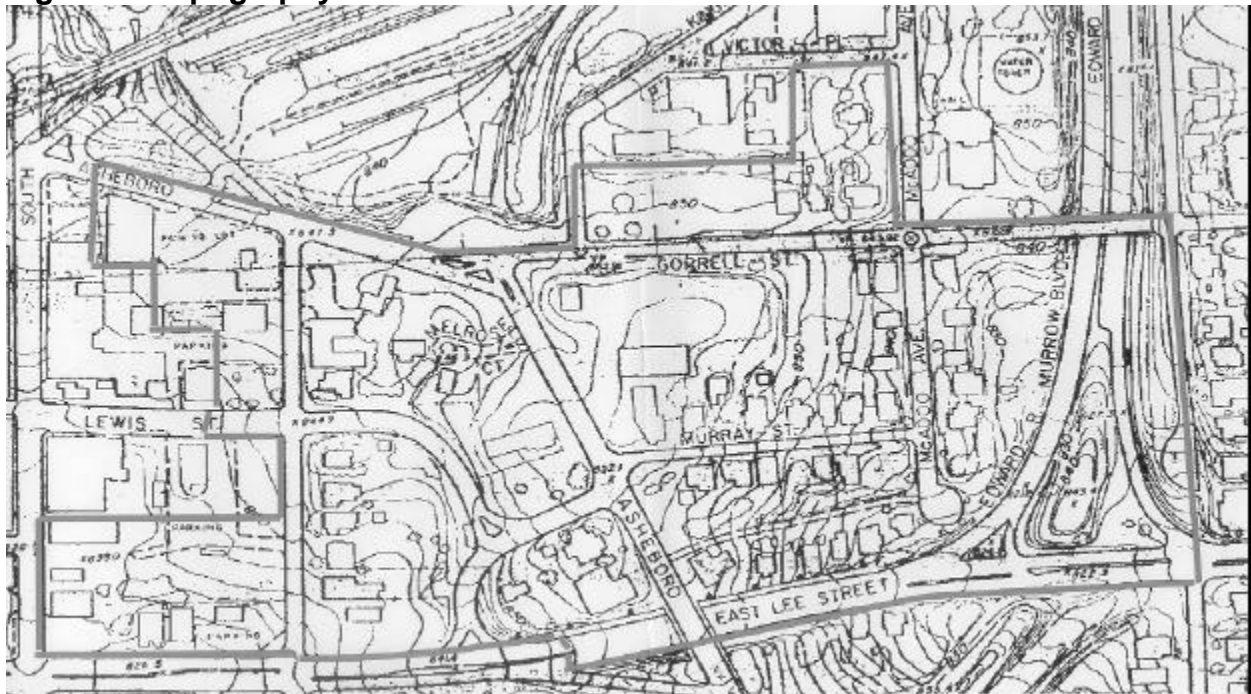
**SOUTHSIDE TRADITIONAL
NEIGHBORHOOD
FIGURE 1**

APRIL 20, 1999

0 100' 200' 300'

TESKA
ASSOCIATES
INC.

Figure 2: Topography



Opportunity Sites of the 1995 Southside Area Development Plan

The adopted Southside Area Development Plan identified a series of development and revitalization improvements to be implemented by the City of Greensboro along with public and private partners. Since this Southside Traditional Neighborhood Plan relies heavily on the analysis, conclusions and recommendations of that 1995 Plan, the summary descriptions of activities within the Opportunity Sites deserves reiteration here:

Opportunity Site A-1

This site is intended to serve as the retail focal point for the TND. As is detailed in the Southside Redevelopment Plan, the development program for this site includes a two story, mixed-use structure including a ground floor neighborhood-scale retail center, with offices on the second floor. This effect can also be achieved by the introduction of a mixture of townhouses and “live-work units”. The townhouses can be two or three stories. Live-work units are defined as those units that have commercial or office use on the first floor with two story, residential unit on the second and third floors. (2 story single unit per live-work unit).. Motorist visibility of the center should be good, especially for vehicles leaving the central business district, given the position of this site on an outside curve. This site should also serve as a connector for those residences on either side of Martin Luther King, Jr Drive

Opportunity Site A-2

An important objective of this plan is to maintain residential land uses, to the extent possible, along MLK. This is particularly important when it concerns the first few "entryway" lots into the Southside area. The first few lots on MLK after crossing Lee Street contain some of the most significant architecture in the redevelopment area. The Hodgkin House is currently being used as apartments and the Southside Redevelopment Plan recommended that continued use. It was also recommended that the Bernard house be sold as a principal residence with up to three accessory apartments.

Opportunity Site A-3

The Southside Redevelopment Plan identified Skeens Chapel Holiness Church as a significant feature in the Southside neighborhood for a number of reasons. It is of architectural significance as the only non-residential example of the neoclassical revival style. It is of strategic importance as the first structure on the west side of MLK after entering the redevelopment certification area. And it is significant to the community as one of only two churches located within the redevelopment area.

Opportunity Site A4

This site on the west side of MLK poses an opportunity for upscale townhouses oriented to take advantage of both the proposed open space in the Neighborhood Commons and the views of downtown Greensboro, where available.. This area will also be served by a mixture of town homes and live-work units as described in Opportunity Site A-1 with some limited retail in this area as well. The maximum number of live-work units in Opportunity Sites A-1 and A-4 is 20. Of those 20 units, a maximum of 5 may be 100% commercial units.

Opportunity Site A-5

The Southside Redevelopment Plan recommended that the lots located within this opportunity site be developed as office space, replacing the used car lots, which are not in conformity with the historic residential architecture of the rest of this block. Office uses, live-work units and townhouses would also add to an effective mixture of uses for the TND.

Opportunity Site A-7

Because this site is most convenient to both South Elm Street and Greensboro's central business district, the Southside Redevelopment Plan recommends that this parcel be developed for medium density townhouses and live-work units (10-12 units per acre).

Opportunity Site A-8

This site currently houses Grace Community Church, one of only two churches in the Southside neighborhood. This church, or another church like it, has the potential to be a powerful anchor to attract investment in Southside. This church site can continue to be an important player in the development strategy and process.

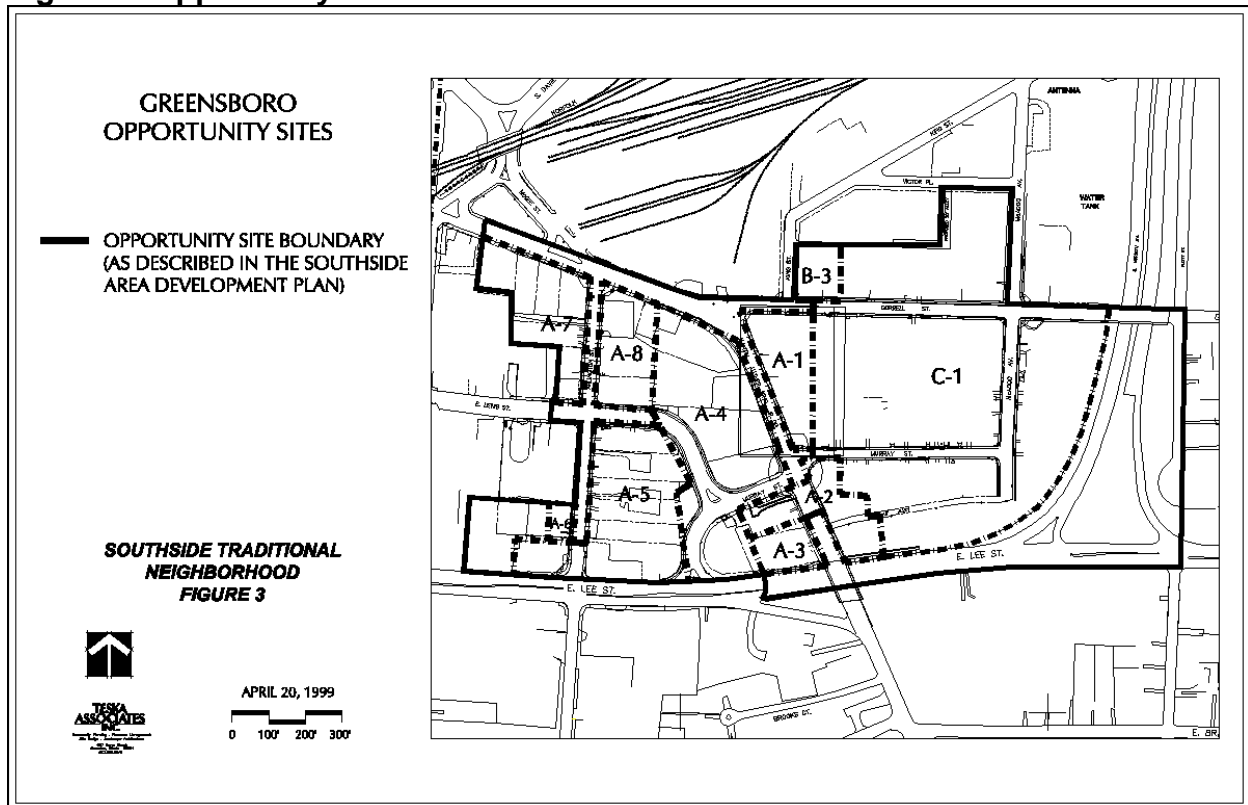
Opportunity Site C

The proposed development character for this area is to recreate, within the realm of today's real estate market, the charm and character of a turn of the century urban neighborhood. To do this successfully will require both renovations to existing historic homes in the area, as well as the construction of new homes with designs, which are sympathetic to the historic character of the neighborhood.

Where renovated structures are concerned, the Southside Redevelopment Plan calls for some of these large structures to include accessory apartments in addition to the principal residence, thus making rehabilitation more economically feasible.

Both renovated structures and new construction are to be built within the development standards and design guidelines associated with Traditional Neighborhood design.

Figure 3: Opportunity Sites



Implementation Strategy

Plan Development

The Southside Traditional Neighborhood Plan has been prepared in accordance with Section 30-4-2.1 of the Greensboro Development Ordinance. This plan incorporates the land-use and implementation recommendations of the 1995 Southside Area Development Plan. The 1995 plan provided site analysis, market research, and community input factors related to future improvements in Southside, as well as a specific plan of action to achieve those future improvements. The Southside Area Development Plan included recommendations concerning land use, zoning, street layout, opportunity sites, site plans, cost estimates and methods of financing. Because the recommended mix of land uses, design guidelines and street design standards in the Southside Area Development Plan cannot be achieved through the existing zoning of the Southside neighborhood, the recommendations of that plan have been adapted into the Southside Traditional Neighborhood Plan herein proposed. This implementation strategy and the Traditional Neighborhood Plan remains true to the adopted Southside Area Development Plan.

Rezoning

In accordance with Section 30-4-2.1 of the Greensboro Development Ordinance, an application to rezone the subject property to the TN1 Traditional Neighborhood District will be made following the adoption of the traditional neighborhood development plan for the subject project. As previously stated, the proposed mix of land uses, design guidelines and street design standards in the Southside Traditional Neighborhood Plan cannot be achieved through the existing zoning of the Southside neighborhood. The TN1 District will allow for the realization of the proposed traditional neighborhood development pattern.

As allowed in Section 30-4-2.2, the proposed TN1 Traditional Neighborhood District boundaries will not be coterminous with the boundaries of the Southside Neighborhood planning area. Instead, the boundaries of the proposed TN1 District will fall within a portion of the overall planning area, including only those properties which have been or are being acquired and assembled by the Redevelopment Commission of Greensboro, or the Greensboro Housing and Development Partnership (GHDP). Other portions of the neighborhood will maintain their current zoning classifications until such time as a private property owner or developer seeks to rezone.

Property Acquisition

The Southside Area Development Plan led to the preparation of the Redevelopment Plan for the Southside Area, pursuant to the State of North Carolina Urban Redevelopment Law. The Redevelopment Plan provided the authorization and public purpose for the City of Greensboro to acquire private properties. As a result, the Redevelopment Commission of Greensboro and the GHDP are in the process of acquiring and clearing certain blighted properties, acquiring and rehabilitating a limited number of historic structures, and remediating environmental conditions. As a whole, the property being acquired represents a substantial portion of the planning area for which rezoning will be requested .

Horizontal Improvements (Streetscape, and underground utilities)

The design, bidding and installation of horizontal improvements funded by a 1990 bond referendum are in the process of being contracted out under competitive bid. Design standards and streetscape plans have been created for each of the streets within this planning area, including Martin Luther King, Jr. Drive. Construction of the roadway and streetscape improvements is scheduled to begin in Spring 1999 for MLK and Gorrell Streets. Project supervision is being handled by the City of Greensboro Engineering Department with planning coordination from the Department of Housing and Community Development. Demolition and site preparation activities shall also be contracted out under competitive bid, with project supervision handled in the same manner as above.

Developer Recruitment

The Southside Neighborhood is intended to foster a traditional mixed-use neighborhood, characterized by homeownership of residential properties, support business, neighborhood institutions, and attractive open spaces. This Plan recognizes that private developers have the greatest ability to address the needs of market-rate home development and support commercial uses. As such, this implementation strategy will rely on leveraging public investment to encourage private development interest. A development prospectus and request for proposals for the implementation of the Southside Traditional Neighborhood Plan has been created by the Department of Housing and Community Development, and will be distributed to outstanding, qualified developers. Interested developers will be able to submit a proposal for all or part of the Plan based on the subdistricts into which the Plan has been divided.

Housing Rehabilitation

Considerable value in the historic, traditional homes which remain in Southside will strengthen the ultimate neighborhood. The City will assist existing homeowners in the

substantial rehabilitation of existing homes or will seek homeowner/partners to rehab these homes. The City of Greensboro has prepared financial assistance programs to encourage citizen and private sector participation. Such programs may offer property acquisition assistance and less than market-rate financing for eligible rehab projects in the Southside neighborhood. This assistance will be primarily aimed at encouraging homeownership by existing neighborhood residents and stimulating the rehabilitation and appropriate reuse of existing structures within the neighborhood.

Other Redevelopment Activities

In addition to the strategies detailed above, the 1995 Southside Area Redevelopment Plan included other redevelopment activities to ensure and support a healthy community environment upon implementation of the plan. The suggested activities included home buying counseling, code enforcement, law enforcement and community policing, community fire education programs, maintained and enhanced public transit service, and church involvement and action. Also suggested were neighborhood-based programs and services to promote neighborhood unity, such as a neighborhood newsletter, community garden and street festival. The need for these other redevelopment activities remains important and valid today.

PROPOSED LAND USE

LEGEND
I - Institutional
MF - Multiple Family
NC - Neighborhood Commercial
OF - Office
P - Parking
SF - Single Family
OS - Open Space

SOUTHSIDE TRADITIONAL NEIGHBORHOOD
FIGURE 4

APRIL 20, 1999

0 100' 200' 300'

Anticipated Project Specific Development Standards

The TN1 zoning district standards anticipates, in fact, encourages a mix of uses within the neighborhood which help to reinforce the walkable nature of the community. The ordinance suggests that the traditional neighborhood plan will pose a more limited set of land uses and that the ordinance, if approve, which rezones the property from its existing designation to TN1 will also include a more limited set of land uses and site specific development standards. Included in the Plan, on pages which immediately follow, are a matrix which presents a limited set of Potential Permitted uses for this Southside Traditional Neighborhood;

Wherever it is possible to remain true to the objectives and fundamental concepts of a traditional neighborhood, this plan and the subsequent request for rezoning will use the standards set in the Development Ordinance and in the TN1 ordinances. However, it may be anticipated that some deviation form the Development Ordinance general standards or enhancements of the TN1 standards may be necessary. Unless otherwise indicatedon an approved preliminary plat , the Development Ordinance and TN1 standards will remain the default. This plan anticipates the need to set standards for signs within the Neighborhood (which are more restrictive than those generally allowable within the Development Ordinance), to set restrictions for Accessory Dwellings as allowed within the TN1 zone, and to modify the landscape standards to take greater advantage of the significant public landscaping and streetscape improvements for the neighborhood, and to allow for more integrated landscaping without the reliance of landscape to buffer between the compatible uses which are anticipated within this mixed use district. In lieu of using a predetermined set of landscape standards, the developer will be required to submit a detailed unified landscape plan for the entire traditional neighborhood area.

Three alleys are anticipated within the Southside Traditional Neighborhood, the existing alley between Murray and Lee Streets, a new alley between Murray and Gorrell Streets, and an alley between Gorrell and King Streets. The existing alley will be widened from its existing narrow ten to twelve feet to a new width of sixteen feet. The new alleys will have twenty foot wide rights-of-way with sixteen foot pavements.

Project Specific Land-Uses

Project Specific Land Uses	Southside Planning Area Opportunity Sites							
	A-1	A-2	A-3	A-4	A-5	A-7	A-8	C-1
Residential Uses								
Common Area Recreation & Service Facilities	*	*		*		*		*
Family Care Homes (6 or less)								
Family Care Homes (9 or less)								
Maternal Care Homes (6 or less)								
Maternal Care Homes (9 or less)								
Multifamily Dwellings (including Condominiums)	*	*						
Shelters, Emergency								
Shelters, Temporary								
Single family Detached Dwellings		*						*
Townhouse Dwellings	*			*	*	*		
Two Family Dwellings (Twin Homes or Duplexes)						*		
Live-Work Units	*			*	*	*		
Accessory Uses and Structures								
Accessory Dwelling Units, Attached		*						*
Accessory Dwelling Units, Detached	*			*	*	*		*
Accessory Uses and Structures (customary)	*	*	*	*	*	*	*	*
Home Occupations excluding renting of rooms)	*	*	*	*	*	*	*	*
Junked Motor Vehicles								
Recycling Collection Points								
Satellite Dishes/Communication Towers								
Swimming Pools								
Yard Sales (no more than 2 per year)	*	*		*		*		*
Recreational Uses								
Athletic Fields								
Clubs or Lodges								
Dance Schools	*							
Physical Fitness Centers	*							

Public Parks				*				*
Public Recreation Facilities								
Swim and Tennis Clubs								
Project Specific Land Uses	Southside Planning Area Opportunity Sites							
	A-1	A-2	A-3	A-4	A-5	A-7	A-8	C-1
Cemeteries/Mausoleums								
Churches			*				*	
Day Care Centers, Adult (5 or less, Home Occupation)	*							*
Day Care Centers, Adult (6 or more)	*							
Day Care Centers, Child (5 or less, Home Occupation)	*							*
Day Care Centers, Child (6 or more)	*							
Elementary or Secondary Schools								
Fire Stations								
Government Offices								
Museums or Art Galleries	*			*				
Nursing or Convalescent Homes								
Police Stations, Neighborhood	*							
Post Offices, Neighborhood	*			*	*	*		
Business, Professional, & Personal Services								
Accounting, Auditing, or Bookkeeping	*			*	*	*		
Administrative or Management Services	*			*	*	*		
Advertising Agencies or Representatives	*			*	*	*		
Banks, Savings & Loans, or Credit Unions	*				*			
Barber Shops	*			*	*	*		
Beauty Shops	*			*	*	*		
Business Associations	*			*	*	*		
Business Incubators	*			*	*	*		
Clothing Alterations or Repairs	*			*	*	*		
Computer Maintenance and Repairs	*			*	*	*		
Computer Services	*			*	*	*		
Economic, Socio., or Educational Research	*			*	*	*		
Employment Agencies, personnel Agencies	*			*	*	*		
Engineering , Architect, or Survey Services	*			*	*	*		

Equipment Repairs, Light	*			*	*	*		
Finance or Loan Offices (no drive-thru)	*			*	*	*		
Insurance Agencies (no on-site claims insp.)	*			*	*	*		
Laundromats, Coin-Operated	*				*			
Laundry or Dry Cleaning Substations	*				*			
Law Offices	*			*	*	*		
Project Specific Land Uses	Southside Planning Area Opportunity Sites							
	A-1	A-2	A-3	A-4	A-5	A-7	A-8	C-1
Medical, Dental, or related Offices	*			*	*	*		
Noncommercial Research Organizations	*			*	*	*		
Offices Used Not Otherwise Classified	*			*	*	*		
Photocopying and Duplicating Services	*			*	*	*		
Photography Studios	*			*	*	*		
Real Estate Offices	*			*	*	*		
Rehabilitation or Counseling Services	*			*	*	*		
Shoe Repair or Shoeshine Shops	*			*	*	*		
Stock, Security, or Commodity Brokers	*			*	*	*		
Tanning Salons								
Television, Radio, or Electronic Repairs								
Tourist Homes (Bed & breakfast)	*	*			*	*		
Travel Agencies	*			*	*	*		
Vocational, Business, or Secretarial Schools	*			*	*	*		
Watch or Jewelry Repair Shops	*			*	*	*		
Retail Trade								
ABC Stores	*							
Antique Stores	*			*	*	*		
Arts & Crafts	*			*	*	*		
Bakeries	*							
Bookstores	*			*	*	*		
Cake Decorating Supply Stores	*			*	*	*		
Camera Stores	*			*	*	*		
Candle Shops	*			*	*	*		
Candy Stores	*			*	*	*		
Clothing, Shoe, and Accessory Stores	*			*	*	*		
Coin, Stamp, or Similar Collectible Shops	*			*	*	*		
Computer Sales	*			*	*	*		
Convenience Stores (with fuel pumps)	*							

Convenience Stores (without fuel pumps)	*							
Cosmetics Shops	*			*	*	*		
Dairy Products Stores	*							
Department, Variety, or General Merchandise Stores	*							
Drugstores	*							
Fabric or Piece Goods Stores	*			*	*	*		
Project Specific Land Uses	Southside Planning Area Opportunity Sites							
	A-1	A-2	A-3	A-4	A-5	A-7	A-8	C-1
Florists	*							
Food Stores	*							
Furniture Sales	*							
Gift or Card Shops	*			*	*	*		
Hardware Stores	*							
Hobby Shops	*			*	*	*		
Home Furnishings, Miscellaneous	*			*	*	*		
Jewelry Stores	*			*	*	*		
Luggage or Leather Goods Stores	*			*	*	*		
Musical Instrument Sales	*			*	*	*		
Newsstands	*			*	*	*		
Office Machine Sales	*			*	*	*		
Optical Goods Sales	*			*	*	*		
Paint and Wallpaper Sales	*							
Pet Stores	*							
Record and Tape Stores	*			*	*	*		
Restaurants (no drive-thru)	*							
Service Stations, Gasoline	*							
Sporting Goods Stores	*							
Stationery Stores	*			*	*	*		
Television, Radio, or Electronic Sales	*			*	*	*		
Tobacco Stores	*			*	*	*		
Used Merchandise Stores	*							
Video Tape Rental and Sales	*			*	*	*		
Transportation, Warehousing and Utilities								
Land Clearing & Inert Debris Landfills, Minor								
Utility Lines and Related Appurtenances								
Utility Substations								

Wireless Telecommunication Towers								
Manufacturing and Industrial Uses								
Artisans and Crafts	*			*	*			
Other Uses								
Automotive Parking (subj. to Sec. 30-5-3.5)								
Project Specific Land Uses	Southside Planning Area Opportunity Sites							
	A-1	A-2	A-3	A-4	A-5	A-7	A-8	C-1
Mixed Developments								
Temporary Construction Office, Construction Equipment Storage, Real Estate Sales or Rental Offices (with concurrent building permit for permanent building)				*				*
Arts and Crafts Shows	*			*				
Concerts, Stage Shows	*			*				
Outdoor Religious Events	*		*	*			*	

Existing and Proposed Sign Regulations for Southside TN District

	Existing Sign Regulations	Proposed for Southside TN District ¹
Freestanding Signs		
Maximum number of signs	1 per lot frontage	None
Maximum area	100 sq. ft.	-
Sign area computation	.25 sq. ft. per linear foot of lot frontage	-
Minimum area regardless of calculation based on wall area	25 sq. ft.	-
maximum height	6 feet	-
setback	at right of way	-
Wall Signs (Existing NB District)		
maximum number of signs	No limit	1 per business
maximum area (sq. ft.) ²	5% of the first 30' of wall area	5% of wall area or 24 sq. ft., whichever is less
minimum area regardless of calculation based on wall area	25 sq. ft.	-
maximum height	Top of wall	no higher than base of second floor window sill
height of lettering	-	8 inches
Projecting Signs		
maximum number of signs	1 per entrance	1 per business
maximum area ²	6 sq. ft.	6 sq. ft.
distance from ground	9 feet above pedestrian walkways or 15 feet above vehicular drives	10 feet or greater
maximum height	-	no higher than base of second floor window sill
maximum distance from wall	-	6 inches
maximum width	-	3 feet
height of lettering	-	8 inches

Awnings		
maximum area ² if awning sign is main sign	25% of the awning face	10 sq. ft.
maximum area ² if awning sign is auxiliary sign on valance only	25% of the awning face	4 sq. ft.

1. Portions of the sign ordinance not specifically modified herein remain the default standard.
2. For purposes of calculating sign areas, the wall area shall be the facade facing the principal frontage. No additional area shall be added for facades which face a side street.
3. The combined area of all signs on a lot, including wall signs, projecting signs, and awning signs, shall not exceed 5% of wall area or 24 sq. ft., whichever is less.
4. Signs shall be either spot-lighted or back lighted with a diffused light source. Spot-lighting shall require complete shielding of all light sources; light shall be contained within the sign frame and shall not significantly spillover to other portions of the building or site. Back-lighting shall illuminate the letters, characters or graphics on the sign but not its backgrounds. Warm fluorescent bulbs may be used to illuminate the interior of display cases. Neon signs placed inside the display case shall ensure low intensity colors.

Attached Accessory Apartments In Single Family Detached Units

Houses with existing apartments will be reviewed on a case by case basis.

Size Requirements:

- Accessory units to be allowed in houses with a minimum of 2,500 square feet.
- Accessory unit not to exceed 35% of total heated floor area of house.
- Accessory units shall be limited to a maximum of 2 bedrooms
 - Only one accessory unit is allowed per building.

Occupancy Requirements:

- All accessory units are limited to one family or a maximum of two unrelated adults.
- The owner of the property must occupy the primary unit.

Appearance and Access:

- The property shall retain a single-family appearance from the street.
- Access to the accessory dwelling unit shall be by means of a side or rear door or through the primary unit from ground floor.
- No exterior stairways to second or third floors are permitted if they are attached to the side of the building. Exterior stairways to upper floor units may be allowed with staff approval if attached to the rear of the building. However, access to upper floors by interior stairways is preferred.

Fences

- Maximum fence heights in residential areas shall be no more than 42 inches in the front yard and 48 inches in the side and rear yards.
- Exceptions for fencing to screen immediately adjacent to dumpster pads shall be permitted. Maximum height for these screens shall be 72 inches.

Figure 5: Southside Traditional Neighborhood Concept

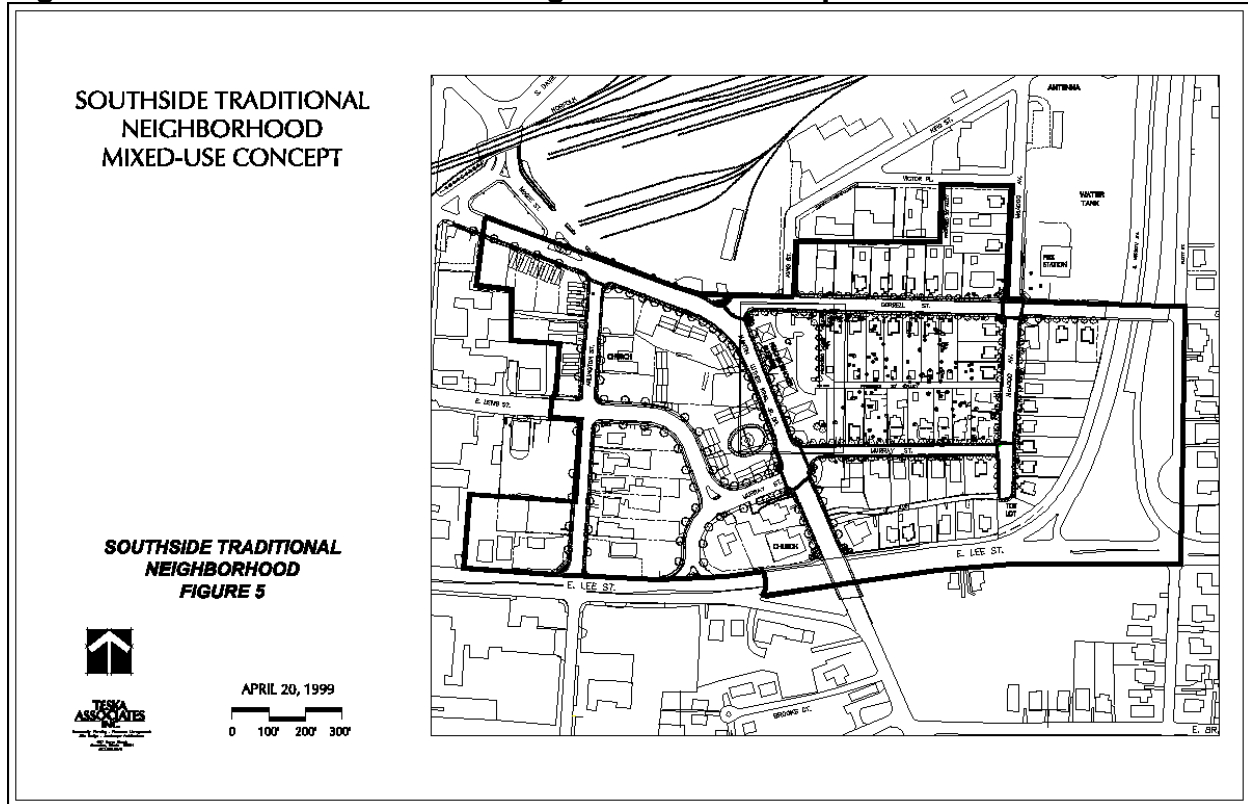


Figure 6: Existing Zoning

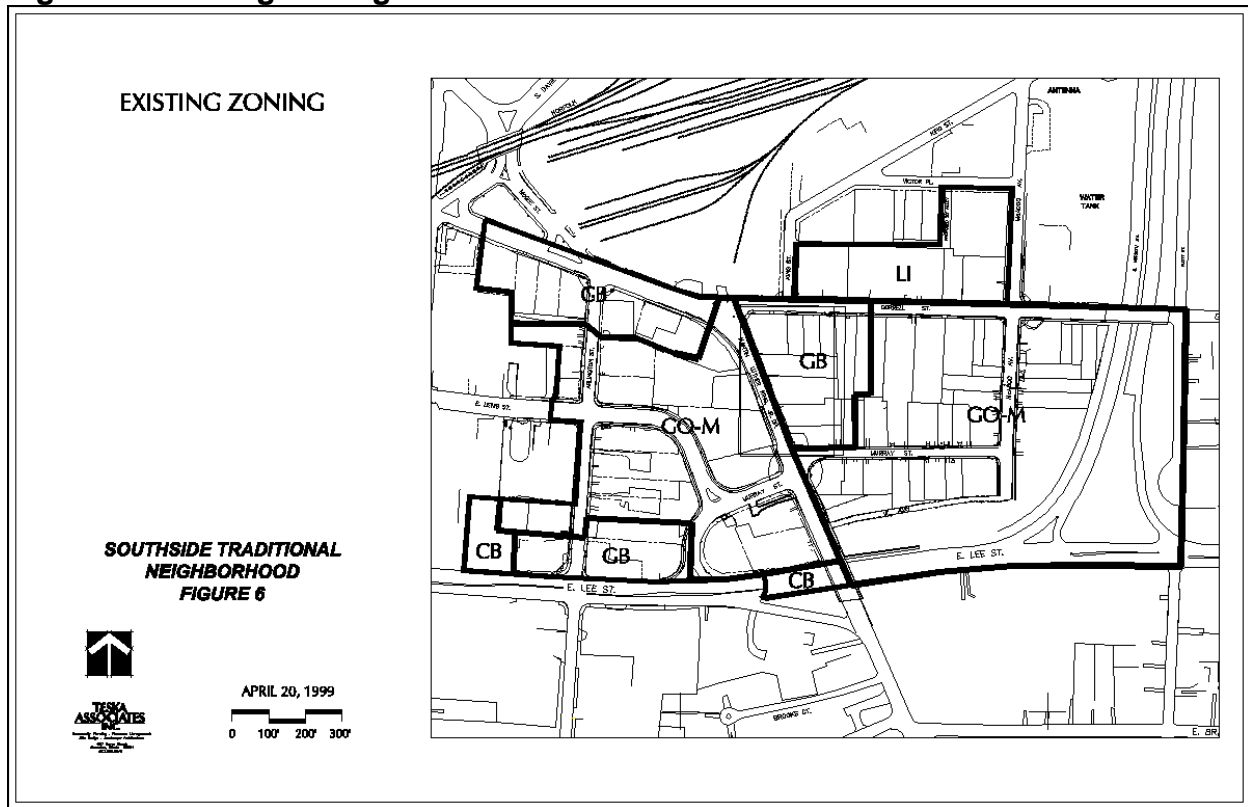


Figure 7: Proposed Zoning

